104.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	724,300 /	724,300
USE VALUE:	724,300 /	724,300
ASSESSED:	724,300 /	724,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COFFEY MILDRED
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	36 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COFFEY JEREMIAH C--ETAL -
Owner 2:	COFFEY MILDRED A -
Street 1:	36 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Clapboard Exterior and 2030 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8350.000	255,000		469,300	724,300
Total Card	0.192	255,000		469,300	724,300
Total Parcel	0.192	255,000		469,300	724,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.73 | /Parcel: 356.73

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	66788
GIS Ref	
GIS Ref	
Insp Date	09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 104.0-0002-0014.0

!8255!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,000	0	8,350.	469,300	724,300		Year end	12/23/2021
2021	101	FV	246,400	0	8,350.	469,300	715,700		Year End Roll	12/10/2020
2020	101	FV	246,400	0	8,350.	469,400	715,800	715,800	Year End Roll	12/18/2019
2019	101	FV	204,700	0	8,350.	469,400	674,100	674,100	Year End Roll	1/3/2019
2018	101	FV	204,700	0	8,350.	402,300	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	204,700	0	8,350.	375,500	580,200	580,200	Year End Roll	1/3/2017
2016	101	FV	204,700	0	8,350.	321,800	526,500	526,500	Year End	1/4/2016
2015	101	FV	192,100	0	8,350.	288,300	480,400	480,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:00:33

LAST REV

Date	Time
10/02/18	10:14:47

mmcmakin

TAX DISTRICT | PAT ACCT. 8255

USER DEFINED

Prior Id # 1:	66788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFFEY JEREMIAH	1261-4		11/19/2002	Family	1	No	No		JEREMIAH CHRISTOPHER COFFEY JR DATE OF DEATH
	728-195		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Meas/Inspect	163	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
8/14/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8350		Sq. Ft.	Site		0	70.	0.80	4									469,348						469,300	

Total AC/HA:	0.19169	Total SF/SM:	8350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,348	Spl Credit		Total:	469,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369623
Depreciation:	114583
Depreciated Total:	255040

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

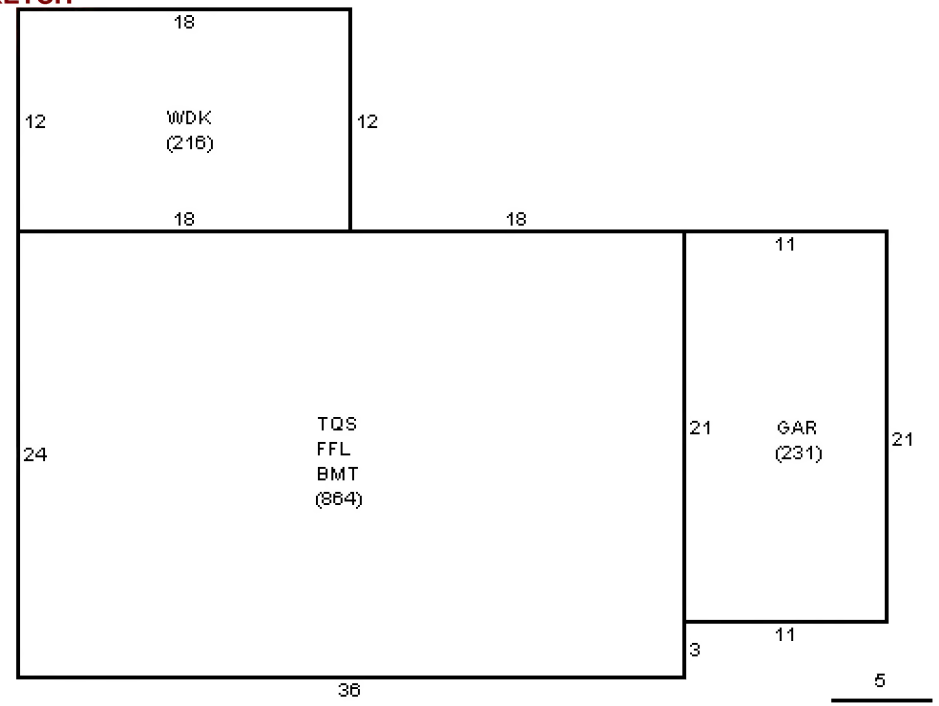
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.87
Special Features:	0	Val/Su Net:	90.33
Final Total:	255000	Val/Su SzAd	168.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	61.660	53,277
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822
GAR	Garage	231	25.820	5,964
WDK	Deck	216	10.630	2,296
Net Sketched Area:		2,823	Total:	285,122
Size Ad	1512	Gross Area	3039	FinArea 2030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: